

A MEETING OF THE SODDY-DAISY
MUNICIPAL PLANNING COMMISSION
WAS HELD ON WEDNESDAY,
JULY 8, 2009 AT 12:00 NOON.

MEETING CALLED TO ORDER BY:
CHAIRMAN ORR

MEMBERS PRESENT:
CHAIRMAN ORR
VICE-CHAIRMAN SKILES
SECRETARY PENNEY
COMMISSIONER HAYES
COMMISSIONER RICHIE
COMMISSIONER STOTTLEMIRE
COMMISSIONER STULCE
REC. SEC. DOLBERRY

The minutes of the meeting held June 10, 2009 were presented and approved as presented.

OLD BUSINESS:

None.

NEW BUSINESS:

PRELIMINARY PLAT - 11319 DAYTON PIKE, CAPE TOWNHOMES, JOHAN ANDRE' NEWMAN.

Jim Copp, Copp Engineering, was present on behalf of Andre' Newman. Mr. Copp stated that the following items were not shown on the drawing: utilities on the north side of the proposed street were not yet shown, the three lanes on Ducktown Street from the west side of the newly proposed road to Dayton Pike were not shown, and the existing 24 inch concrete reinforced pipe under Ducktown Street is not shown, but the development will tie into it. Commissioner Skiles asked if the drainage on Ducktown Street would be onto TVA property. Mr. Copp stated that it would as this is existing. Chairman Orr asked that the sidewalks be labeled on the drawing. Chairman Orr stated that the drawing was not submitted on time and had not been reviewed by the Regional Planning Agency. He stated that there could be some changes to the drawing upon completion of their review. Mr. Copp stated that he planned to submit the drawings to the State and to the Stormwater Department in time for the final reading on the rezoning request.

1st - Commissioner Stulce subject to adding the three lanes on Ducktown Street from the west side of the proposed street to Dayton Pike, drainage being addressed at the intersection of Ducktown Street and the newly proposed street, and utilities being shown.

2nd - Commissioner Penney
Ayes - Unanimous

REVISED PLAT - 10611 & 10623 DAYTON PIKE, LOTS 1 & 2, PENNEY FAMILY SUBDIVISION, BRENDA KAYE PENNEY.

Jim Copp was present on behalf of the request. Chairman Orr stated that the rear setback in the O-1 zone should be 25 feet and not 15 feet as drawn. Mr. Copp stated that he could make that correction at the end of the meeting.

1st - Commissioner Stottlemire to approve subject to the rear setback being changed to 25 feet within the O-1 zoning.

2nd - Commissioner Skiles
Ayes - Unanimous

FINAL PLAT - 10192 BIG PINE LANE, LOT 49, EAGLE NEST SUBDIVISION; 10194 BIG PINE LANE, LOT 27, PONDEROSA ESTATES; 889 PONDEROSA DRIVE, LOT 26, PONDEROSA ESTATES, L. D. MCCLENDON TRUST AND MOUNTAIN HIGH CORPORATION.

Jim Copp was present on behalf of the request. Chairman Orr stated that the rear setback requirement for R-5 zoned property is 25 feet and that this is not shown correctly on the drawing. Mr. Copp stated that he could correct this at the end of the meeting.

- 1st - Vice-Chairman Skiles to approve subject to changing the drawing to reflect the rear setback of 25 feet as required.
- 2nd - Commissioner Richie
- Ayes - Unanimous

FINAL PLAT - 8443 DAYTON PIKE, LOT 5, NORTH CHICKAMAUGA SUBDIVISION, JAMES FOLKNER.

Jim Copp was present on behalf of Mr. Folkner. Mr. Copp stated that the purpose of the plat is to create a water line easement for Lot 5. Chairman Orr stated that the R-T/Z setback requirements needed to be added to the notes section of the plat as only the C-3 setbacks were noted. He said that this parcel has a split zone.

- 1st - Commissioner Penney subject to the addition of the R-T/Z setback requirements being added to the notes section of the plat.
- 2nd - Commissioner Stulce
- Ayes - Unanimous

SITE PLAN - 8443 DAYTON PIKE, IVY MANOR ACADEMY, DANA BERASHA.

Jim Copp was present on behalf of the request. He stated that the site plan is being amended to reflect the water line easement parallel to Lot 5. He said that this will benefit Mr. Folkner with future development. Chairman Orr questioned if the easement had been recorded. Mr. Copp stated that he can create the easement by plat and/or with the recording of a deed. Once the plat is recorded, the easement will also be recorded, but he will probably record the easement document as well. Public Works Director Grant stated that the fire hydrant has been installed.

- 1st - Vice-Chairman Skiles to approve
- 2nd - Commissioner Penney
- Ayes - Unanimous

ABANDONMENT OF RIGHT-OF-WAY REQUEST - PORTION OF SPRINGFIELD ROAD, GVH SODDY DAISY ASSOCIATES, GREG HURLEY.
RECOMMENDATION TO THE CITY COMMISSION.

Alan Ramsey, Ragan Smith Associates, was present on behalf of GVH. Mr. Ramsey stated that Mr. Hurley is asking for the abandonment of Springfield Road from Harrison Lane to 9339 Springfield Road at the “new” Springfield Road intersection to Dayton Pike. Chairman Orr stated that this is a public hearing and there was no opposition present. It was noted that the access easement across the parcels from Harrison Lane to 9339 Springfield Road parallel with Dayton Pike would be a private easement and not maintained by the City of Soddy-Daisy.

- 1st - Commissioner Stottlemire to recommend approval of the abandonment
- 2nd - Secretary Penney
- Ayes - Unanimous

ADJOURNED 12:38 P.M.

REC. SEC. DOLBERRY

